

ADMINISTRATIVE - 1

Approval - Request for Land Dedication for RZ/FDP 2004-LE-021, Mount Vernon Gateway (Lee District)

ISSUE:

Approval of staff comments pertaining to the Rezoning/Final Development Plan application for RZ/FDP 2004-LE-021, Mount Vernon Gateway; located at the corner of Richmond Highway and Buckman Road (See Attachment 1) The site includes the following parcels: tax map numbers 101-2 ((5))(2) 5-7, 8A, 8B, 9-15; ((5)) (3) 1, 2A, #a, 4-13; ((1)) 22 and 24. The RZ/FDP shows a proposed mixed-use community with 66,292 square feet of office space, 306 multi-family units and 122 single family-attached homes on approximately 16.9 acres.

RECOMMENDATION:

The Park Authority Director recommends Park Authority Board approval of the following summary comments regarding RZ/FDP 2004-LE-021, Mount Vernon Gateway:

- The Park Authority requests that the applicant dedicate a 2.5 - 3.0 acre portion of the site to the Park Authority and develop it as a new neighborhood park (Attachment 2). This area of the site is currently proposed by the applicant for development of several townhouses.
- The property is in the location where the historic African-American community of Gum Springs was established by West Ford, a former slave of George Washington. The property has the potential to contain archaeological resources relating to this occupation. The applicant should conduct a Phase I archaeological survey and subsequent studies as warranted by the results of the Phase I survey.

(This item was reviewed by the Planning and Development Committee on June 1, 2005, and approved for submission to the Park Authority Board.)

TIMING:

Board action is requested on June 8, 2005. Staff anticipates that the Planning Commission will review this item in July 2005.

BACKGROUND:

The proposal will add approximately 973 residents to the current population of the Lee Supervisory District. There is a significant deficit of parkland and recreation facilities in this area as acknowledged by the comprehensive plan. Based on the intensity of the proposed residential development combined with the existing parkland deficit in this area, staff recommends that the applicant provide a new neighborhood park onsite as part of this rezoning proposal.

FISCAL IMPACT:

The new neighborhood park would be managed by the Park Authority and would require routine maintenance. Depending upon the facilities developed at the site, the annual maintenance cost will likely be similar to other regularly used neighborhood parks.

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map – Mount Vernon Gateway

Attachment 2: Reduced Development Plan– Mount Vernon Gateway (Showing the area requested to be dedicated to the Park Authority)

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Kirk Holley, Manager, Planning and Land Management Branch

Irish Grandfield, Senior Planner, Planning and Land Management Branch

ACTION - 1

Mastenbrook Volunteer Matching Fund Grants Program Request – McLean Hamlet Citizens, Inc. – Falstaff Park (Dranesville District)

ISSUE:

Approval of a Mastenbrook Volunteer Matching Fund Grants Program request from the McLean Hamlet Citizens, Inc. in the amount of \$10,000 for the replacement of the playground in Falstaff Park, in conjunction with a project funded in the 2004 Park Bond Program.

RECOMMENDATION:

The Park Authority Director recommends approval of a Mastenbrook Volunteer Matching Fund Grants Program request from the McLean Hamlet Citizens, Inc. in the amount of \$10,000 for the replacement of the playground at Falstaff Park. **(This item was reviewed by the Planning and Development Committee on June 1, 2005, and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on June 8, 2005, in order to award the grant.

BACKGROUND:

This project is the result of a cooperative effort between Park Authority staff and the McLean Hamlet Citizens, Inc. As a result of inquiries late in 2004 from citizens in the McLean Hamlet community, a commitment was made by the Dranesville District Park Authority Board member to fund \$35,000 from the 2004 Bond towards playground renovations at Falstaff Park.

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After numerous discussions between staff, the McLean Hamlet Citizens and the Playground Contractor, Cunningham and Associates; agreement has been reached on the scope of the playground and play elements. The new playground will have both pre-school and school-aged equipment, new slides and other features. The total cost of the new playground is \$59,553. McLean Hamlet has independently risen over \$17,000 towards the construction of the playground as scoped; and is seeking a Mastenbrook Grants Award in the amount of \$10,000 to complete the project.

With the significant fund-raising performed by the McLean Hamlet Citizens, the potential total funding allocation for the project exceeds the total cost of the project. Only those funds required to complete the playground will be donated by the McLean Hamlet Citizens. Funding breakdown:

Fund 370 – Park Bond Construction:	\$35,000
McLean Hamlet Citizens, Inc. Donation:	\$14,553
Mastenbrook Grant Award:	<u>\$10,000</u>
Total Project Cost:	\$59,553

This project has been a cooperative effort between Park Operations Division staff, the community representatives and contractor, Cunningham and Associates. Many hours of planning and community input have gone into the design of the playground; and it is anticipated that the new facility will meet the needs of the McLean Hamlet community for many years into the future.

Additional funds beyond the \$14,553 required for the playground that has been raised by the McLean Hamlet Citizens will be used for landscaping improvements in the park later in the fall of this year.

Park Operations staff will work throughout the construction process with the Contractor and the McLean Hamlet Citizens to ensure compliance with all appropriate permits and will perform a safety inspection upon completion of the playground.

FISCAL IMPACT:

The estimated total project cost is \$59,553. Funds are currently available in the amount of \$10,000 in Project 004769, Mastenbrook Volunteer Matching Fund Grants Program in Fund 371, Park Capital Improvement Fund, and in the amount of \$35,000 in Project 475504, Community Parks/Courts, in Fund 370, Park Authority Bond Construction, and in the amount of \$14,553 from the McLean Hamlet Citizens, Inc. resulting in total available funding of \$59,553.

Contingent on the approval of this project, the remaining balance in the Mastenbrook Volunteer Matching Fund Grants Program will be \$2,515.

ENCLOSED DOCUMENTS:

Attachment 1: Mastenbrook Volunteer Matching Fund Grants Program
Application Form – McLean Hamlet Citizens, Inc.

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Brian Daly, Director, Park Operations Division
Dan Sutherland, Manager, Grounds Management Branch
Mark Rogers, Manager, Area 1 Management

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ACTION - 2

Approval – Authorization to Solicit Public Comment on the American with Disabilities Act (ADA) Self-Evaluation/Transition Plan Update

ISSUE:

Approval to release for public comment the 2005 update to the American with Disabilities Act (ADA) Self-Evaluation/Transition Plan.

RECOMMENDATION:

The Park Authority Director recommends that the Park Authority Board approve the release of the 2005 update to the American with Disabilities Act (ADA) Self-Evaluation/Transition Plan for public comment for 30 days, June 13 through July 12, 2005. **(This item was reviewed by the Park Services Committee on June 1, 2005 and approved for submission to the Park Authority Board.)**

TIMING:

After public comment, the Board will be asked to approve the final Transition Plan Update for implementation at its meeting on July 13, 2005.

BACKGROUND:

As mandated by the Americans with Disabilities Act of 1990, all Title II agencies (state and local government) were required to undertake a self-evaluation to address five sections of the legislation: employment, public services, public accommodations, communications, and transportation. Once the self-evaluation was completed, respective agencies were responsible for developing a Transition Plan to effectively meet the mandates set forth by the ADA. The Fairfax County Park Authority implemented the current Transition Plan in 1994 and in 2003, began the process of updating the original plan.

As was done in 1994, a Self-Evaluation team comprised of staff from various divisions within the agency, was established to review all Park Authority facilities and programs. Under the direction of the ADA Coordinator, team members were trained and assigned to assess all facilities against ADA compliance requirements. Specific attention was given to the facilities retrofitted under the

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original Transition Plan. Reports were subsequently compiled to serve as the basis for the ADA Self-Evaluation Report and updated Transition Plan.

The draft updated Transition Plan has recently been completed and is now ready to receive public comment. Included in this plan is the report from the self-evaluation as well as an outline listing agency priorities for facilities that remain non-compliant. Facilities and elements requiring correction are presented in a list with recommended order of priority, estimated costs, and general timeline for effective resolution. While some of these facilities can be retrofitted within annual appropriation, some projects will require additional funding through addendum requests or future bond dollars.

As part of mandated process for establishing the Park Authority's Transition Plan, public comment on the plan must be solicited before the agency director can officially authorize the document.

FISCAL IMPACT:

Funding to complete all work is estimated at \$1,318,945. Of this total amount, \$106,345 can be accomplished with funding from annual operating appropriations in Funds 001 and 170; the approved FY 2006 and projected FY 2007 ADA appropriation in Fund 303; and the 2004 Bond. This leaves a balance of \$1,212,600 in unfunded ADA needs that will need to be addressed through annual requests in Fund 303 or from future bond programs.

ENCLOSED DOCUMENTS:

Attachment 1: ADA Self-Evaluation Report & Transition Plan dated June 2005

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Charles Bittenbring, Director, Park Services Division
Gary Logue, Manager, Inclusion and ADA Section

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Strategic Issue – Long Term Stability of the Revenue Fund

The Workshop will consist of a discussion on the strategic issue of Long Term Stability of the Revenue Fund.

ENCLOSED DOCUMENT:

Attachment 1: Strategic Issue – Long Term Stability of the Revenue Fund

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director